



Meeting of the Larkspur Planning Commission  
7:00 p.m., Tuesday, February 13, 2018  
Larkspur City Council Chambers  
400 Magnolia Avenue, Second Floor  
Larkspur, CA

Todd Ziesing, Vice-Chair

Monte Deignan, Chair

Daniel Kunstler

Laura Tauber

Ignatius Tsang

## ROLL CALL

## PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

## PLANNING DIRECTOR'S REPORT

## PUBLIC HEARING ITEMS

1. [UP 17-58: 127 King Street \(APN 021-101-07\); Homeward Bound of Marin, applicant; Archdiocese of San Francisco, property owner; R-3 \(Third Residential\) Zoning District.](#)  
Request for a Conditional Use Permit to allow conversion of the former St. Patrick's Convent to a senior housing facility, providing 12 beds total, eleven beds for seniors that are homeless or at risk of homelessness, and one bed for a permanent on-site manager. **Note:** No expansion of the existing building or additional bedrooms is proposed. Applicants have proposed to improve the existing structure, including replacement of the roof, several windows, interior upgrades, and exterior painting.
2. [DR/SUP/V/HTR/FHE 17-54; 75 Frances Avenue; \(AP# 020-062-03\); Jared Polsky, Polsky Perlstein Architects, applicant; Carlo Khatchi, property owner; R-1 \(Single Family Residential\) Zoning District.](#) Request for the following permit approvals to allow demolition of all existing on-site structures and construction of a new single-family residence totaling 3,174 square feet of floor area on a 14,428 square foot lot: 1) Design Review; 2) Slope Use Permit to permit 245 cubic yards of grading (200 cubic yards of excavation and 40 cubic yards of fill) on a lot with an average grade of 28%; 3) Variance to the front yard setback to allow a portion of the home to be constructed up to 13 feet 6 inches from the front property line, where a setback of 20 feet is required by code; 4) Heritage Tree Removal Permit to allow removal of two (2) heritage-sized trees, including a 66-inch Bigleaf Maple with unstable root system, and an 85-inch Pin Oak in poor health (Note, the Pin Oak was incorrectly identified as a California Black Oak); 5) Fence Height Exception to allow fences along easterly side property line and within the front yard setback.

## BUSINESS ITEMS

1. Commissioners Reports
2. Approval of [minutes of Planning Commission meeting on January 23, 2018.](#)

## ADJOURNMENT

**Availability of Documents:** Any writings or documents provided to a majority of the Planning Commission regarding an item on this agenda will be made available for public inspection, during normal business hours, at the Customer Service Counter at City Hall located at 400 Magnolia Avenue, Larkspur, CA and in the Larkspur Library, located at the same address.

**Appeal Period:** The Planning Commission's decision may be appealed by notifying the City Clerk's Office in writing, within 10 days of the Commission's decision, stating wherein the Planning Commission's decision is in error.

**Exhaustion of Remedies Requirement:** Notice is hereby given that if you challenge any item on this agenda in court, you may be limited to raising only those issues raised at the Public Hearing or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

**Access to Meetings:** Meeting facilities are accessible to persons with disabilities. If you require special assistance, please contact the Planning and Building Department staff at 927-5038 three-business days or more prior to the meeting. An interpreter for the deaf will also be made available upon request to the staff three business days or more prior to the meeting.

*The Larkspur Planning Commission will hear the item(s) on this agenda in the Council Chambers,  
Larkspur City Hall, 400 Magnolia Avenue, Larkspur.*